

HISTORIC LANDMARK COMMISSION
SEPTEMBER 25, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1992-0003
Mayfield-Gutsch Estate
3805 W. 35th Street

PROPOSAL

Repair historic Visitor's Shed and Gardener's Shed of the Mayfield-Gutsch Estate; repair and reconstruct historic stone wall.

PROJECT SPECIFICATIONS

The Visitor's Shed and Gardener's Shed are both small wood-frame buildings clad in wood board-and-batten siding and capped with gable roofs. Both buildings feature 4-over-4 double-hung wood-sash windows and paneled wood doors; the Gardener's Shed also includes 4-light wood-sash windows. The Visitor's Shed has a stucco chimney.

The applicant is proposing the following work to the buildings:

- Clean and reseal the cedar post supports beneath the buildings.
- Improve drainage around the buildings by re-routing irrigation lines and installing pea gravel perimeter.
- Perform "sound & tight" (lead abatement process) on lead-containing paint.
- Clean and repair damaged siding on both buildings. Every effort will be made to retain original material. Where that is not possible due to rotted wood, exact replicas of original battens will be milled and lap-joined to original battens.
- Re-glaze windows on both buildings. A qualified contractor with historic preservation experience will be contracted to perform the work.
- Clean and repair all window and door frames and screens on both buildings.
- Clean stucco chimney on the Visitor's Shed and repair and seal the joint between the building and the chimney.
- Coat the galvanized stove pipe in the Gardener's Shed to prevent further rusting.

The repair of the Historic Mayfield Sheds will follow the Secretary of the Interior's Standards for Rehabilitation and will reference the following National Park Service briefs:

- Brief 9: The Repair of Historic Wooden Windows
- Brief 47: Maintaining the Exteriors of Small and Medium Size Historic Buildings

The applicant is also proposing to reconstruct two stone walls in danger of collapsing: approximately 25 linear feet of stone wall bordering the parking area and 36 linear feet of stone wall along W. 35th Street. Each portion will involve the following work:

- Dismantle the stone wall
- Install a steel-reinforced concrete foundation
- Reconstruct the wall using stone from the park that matches the style of the original stonework
- Fill the wall with concrete
- Apply a new concrete cap for the length of the wall

Mortar mix will be approved by PARD staff based on mock-ups for color and consistency.

STANDARDS FOR REVIEW

The Commission reviews applications for Certificates of Appropriateness according to the Secretary of the Interior's Standards for Preservation or Rehabilitation. Applicable Standards for Preservation include:

2. *The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Standards 1, 4, and 8 are not applicable. The proposed project meets the Secretary of the Interior's Standards for Preservation.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.

LOCATION MAP

